

LEGEND:

PROJECT BOUNDARY 

PROPERTY LINE/ RIGHT-OF-WAY 

NOTE:

1. SEE TABLE ON SHEET RZ-4.0 FOR ADJACENT PARCEL INFORMATION.

CONTEXT/ PURPOSE FOR REZONING:

THIS REZONING RELATES PRIMARILY TO TECHNICAL ZONING ASPECTS IN CONNECTION WITH CONTEMPLATED IMPROVEMENTS/UPGRADES TO THE EXISTING PRACTICE FIELDS/FACILITIES LOCATED ALONG CEDAR STREET AS WELL AS OTHER IMPROVEMENTS AS DESCRIBED IN THIS REZONING PLAN.

THE EXISTING PRACTICE FIELDS AND FACILITIES ALONG CEDAR STREET AND ACCOMPANYING ADJACENT PARCELS ARE IN PART ZONED MUDD-O (CONDITIONAL) UNDER A PREDECESSOR ZONING ORDINANCE FOR THE CITY OF CHARLOTTE (THE "CITY") WITH THE REMAINING BALANCE ZONED CAC-2 AND N2-C; AS SUCH A REZONING IS SOUGHT TO A DISTRICT SUCH AS UE UNDER THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) TO ALLOW THE IMPROVEMENTS/UPGRADES. THE CITY'S 2040 COMPREHENSIVE PLAN REFERENCES REGIONAL ACTIVITY CENTER (RAC) FOR THE SITE; THE UE DISTRICT IS WITHIN THE RAC DESIGNATION.

FURTHERMORE, THE NEW PRACTICE FIELDS/FIELDHOUSE AND ASSOCIATED USES CONTEMPLATED BY THE IMPROVEMENTS/UPGRADES ARE UNIQUE IN NATURE WITH DESIGN AND OTHER DEVELOPMENT STANDARDS THAT REQUIRE VARIATIONS AND EXEMPTIONS FROM THE BASE STANDARDS OF THE APPLICABLE ZONING DISTRICTS IN THE MANNER CONTEMPLATED BY THE EXCEPTION (EX) PROVISIONS OF THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) AND AS DESCRIBED IN THIS REZONING PLAN.

TABLE OF CONTENTS

RZ-0.0	CONTEXT AND PURPOSE STATEMENT
RZ-1.0	TECHNICAL DATA SHEET
RZ-2.0	SCHEMATIC SITE PLAN
RZ-3.0	DEVELOPMENT STANDARDS
RZ-4.0	LOCATOR MAP AND PARCEL OWNERSHIP

REZONING PETITION NO. RZP-2024-031

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PRACTICE & FIELDHOUSE FACILITIES REZONING

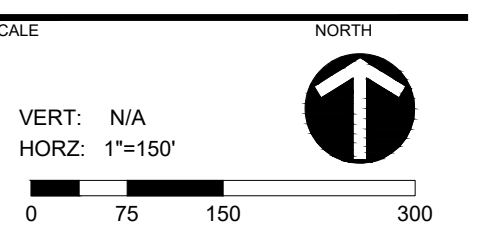
PANTHERS STADIUM, LLC.
800 SOUTH MINT STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1023132

REVISION / ISSUANCE

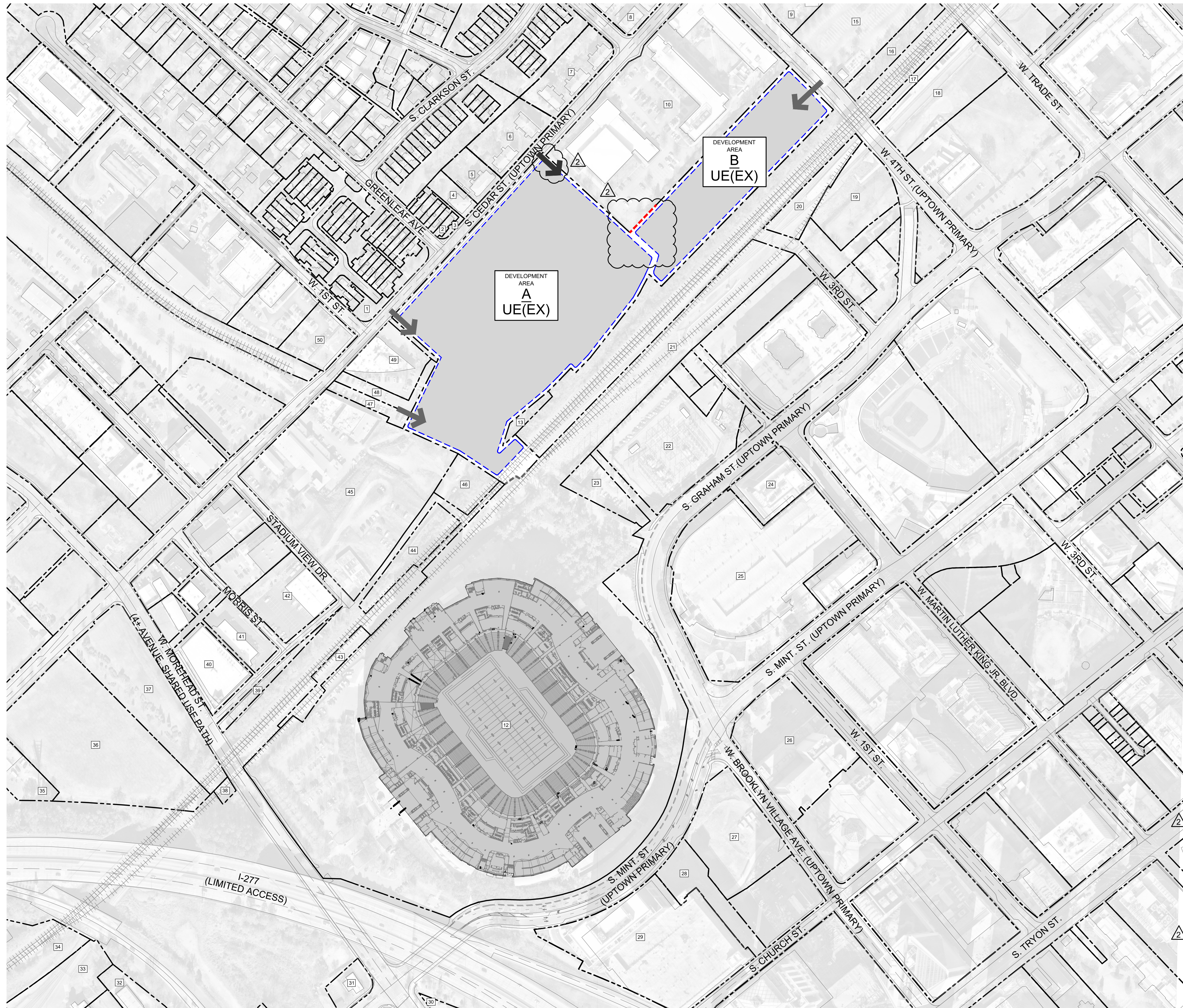
NO.	DESCRIPTION	DATE
1	REZONING 1	02.26.2024
2	REZONING 2	04.15.2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE:  NORTH
VERT: N/A
HORZ: 1"=150'
0 75 150 300

SHEET TITLE
CONTEXT AND PURPOSE STATEMENT

SHEET NUMBER
RZ-0.0



SITE DEVELOPMENT DATA:

Zoning Acreage: ±12.04 ACRES ²

Tax Parcel #s: 073-281-01 (PORTION OF); 073-161-11 (AND 073-281-06 (PORTION OF)) ²

Existing Zoning: MUDD-O, CAC-2, AND N2-C

Proposed: UE(EX) (UPTOWN EDGE, EXCEPTION)

Existing Uses: PRACTICE FIELDS & ASSOCIATED FACILITIES; SURFACE PARKING

Proposed Uses: DEVELOPMENT AREA A MAY BE DEVELOPED FOR THE FOLLOWING USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS UNDER THE UE (UPTOWN EDGE) DISTRICT: PRACTICE/TRAINING FACILITIES AND FIELDHOUSE FACILITIES; INDOOR SEATING FOR SPORTS AND EVENTS/PERFORMANCES VIEWING ON A PERIODIC BASIS AND UP TO 5,000 SEATS FOR SUCH USES OUTDOORS ON A PERIODIC BASIS; SPORTS OPERATIONS, ACTIVITIES, AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RESTAURANT/BAR AND CATERING USES TAKING PLACE IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RECEPTION FACILITY USES; PERIODIC OUTDOOR MARKETS USES; MOBILE FOOD AND RETAIL VENDOR USES; LODGING AND OVERNIGHT STAYS FOR PLAYERS, PERSONNEL, VENDORS, VISITORS AND OTHERS ASSOCIATED WITH USERS OF THE ALLOWED PRINCIPAL USES; AND PUBLIC TRANSIT FACILITY USES TO ACCOMMODATE ANY PORTIONS OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY ASSOCIATED USES AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT; AND AS MORE PARTICULARLY DESCRIBED IN SECTION 2 OF THE DEVELOPMENT STANDARDS ON SHEET RZ-3.0, WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH IN DEVELOPMENT STANDARDS ON SHEET RZ-3.0; AND DEVELOPMENT AREA B MAY BE DEVELOPED FOR ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING WITHOUT LIMITATION THE USES DESCRIBED AS PERMITTED WITHIN DEVELOPMENT AREA A, AS MORE PARTICULARLY DESCRIBED IN SECTION 2 BELOW, WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH IN DEVELOPMENT STANDARDS ON SHEET RZ-3.0.

Max. Gross Square Feet of Development: MAXIMUM GROSS FLOOR AREA OF DEVELOPMENT SHALL BE AS ALLOWED IN THE APPLICABLE DISTRICT FOR THE RESPECTIVE DEVELOPMENT AREA.

Building Height: AS ALLOWED UNDER THE UE (UPTOWN EDGE) DISTRICT; PROVIDED, HOWEVER, THE HEIGHT OF ANY PORTIONS OF BUILDINGS LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED 80 FEET.

LEGEND:

- PROJECT BOUNDARY
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY
- DEVELOPMENT AREA
- POTENTIAL FULL MOVEMENT VEHICULAR ACCESS
- LIMITED ACCESS DRIVEWAY

NOTE:

- THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
- SEE TABLE ON SHEET RZ-4.0 FOR ADJACENT PARCEL INFORMATION.

REZONING PETITION NO. RZP-2024-031

NOT FOR CONSTRUCTION

PRACTICE & FIELDHOUSE FACILITIES REZONING

PANTHERS STADIUM, LLC.
800 SOUTH MINT STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ# 1023132

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SCALE: NORTH

VERT: N/A
HORZ: 1"=150'

TECHNICAL DATA SHEET

SHEET NUMBER **RZ-1.0**

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

**PRACTICE &
FIELDHOUSE
FACILITIES
REZONING**

PANTHERS STADIUM, LLC.
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SCALE: NORTH
VERT: N/A
HORZ: 1" = 100'
0 50 100 200

SHEET TITLE
SCHEMATIC SITE PLAN

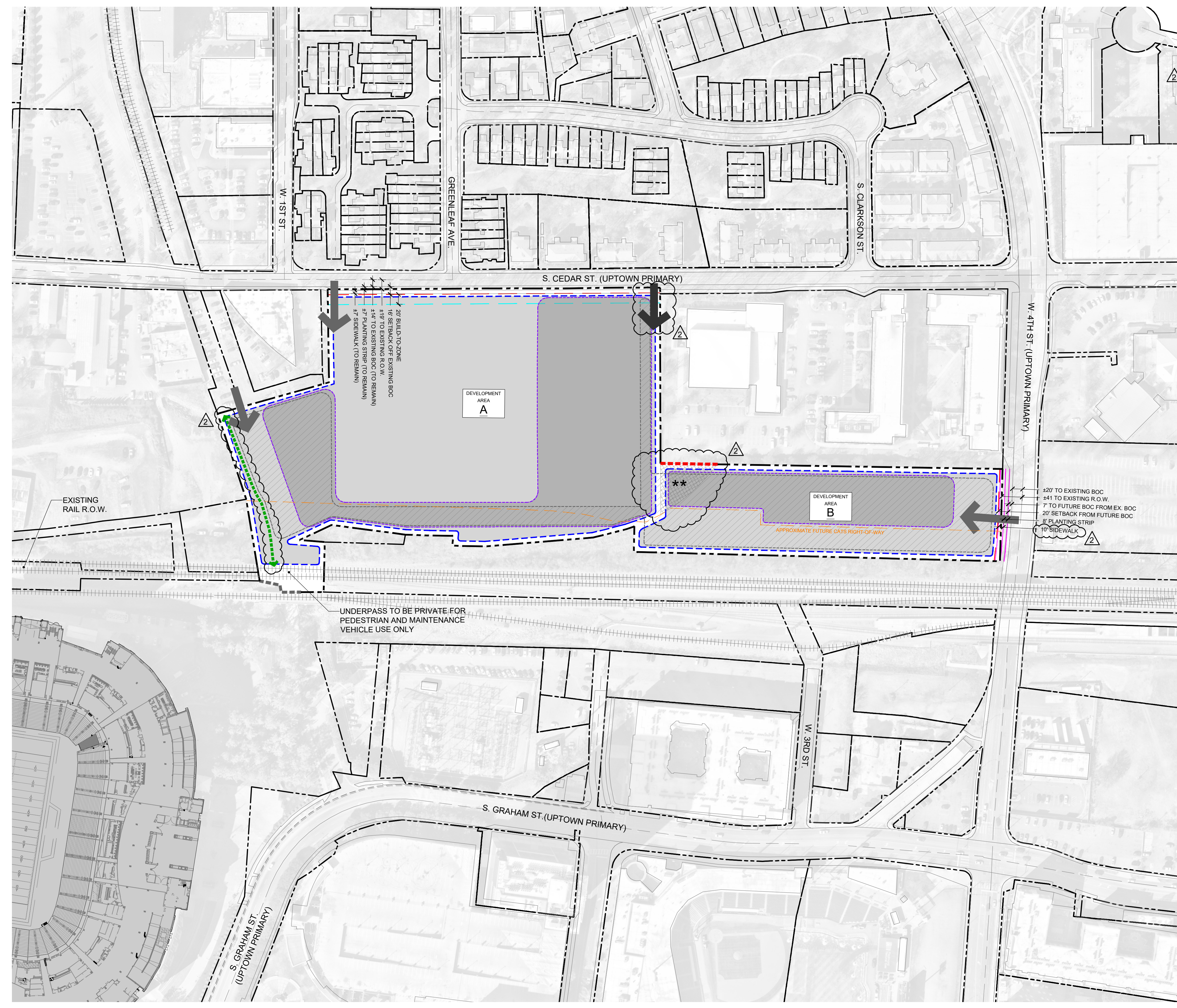
SHEET NUMBER
RZ-2.0

LEGEND:

- PROJECT BOUNDARY
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY
- DEVELOPMENT AREA
- POTENTIAL STRUCTURE ENVELOPE (INCLUDES POTENTIAL NEW BUILDINGS PARKING DECKS + SIMILAR)
- POTENTIAL PARKING + MANEUVERING ENVELOPE
- PROPOSED STREETSCAPE IMPROVEMENTS
- SETBACK
- BUILD-TO-ZONE
- APPROXIMATE FUTURE CATS RIGHT-OF-WAY
- POTENTIAL FULL MOVEMENT VEHICULAR ACCESS
- LIMITED ACCESS DRIVEWAY
- 10' SHARED USE PATH

NOTE:

- THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
- FOR ADJACENT PARCEL INFORMATION, SEE SHEET RZ-4.0.
- THE SPECIFIC LOCATION OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY AND ASSOCIATED RESERVATIONS ARE SUBJECT TO FURTHER DILIGENCE DETERMINATIONS AND DISCUSSIONS WITH PETITIONER AND CATS INCLUDING ANY PERMITTED ENCROACHMENTS FOR POSSIBLE UTILITIES, STRUCTURES, DRAINAGE FACILITIES, ACCESS ROADS, AND SIMILAR FEATURES.
- **WITHOUT LIMITING PETITIONER'S RIGHT NOT TO CONSTRUCT IMPROVEMENTS WITHIN BUILDING/ PARKING AREAS & SITE GENERALLY, THIS "CROSS-HATCHED" AREA MAY REMAIN AS CURRENTLY USED FOR PARKING, LANDSCAPING AND STORAGE/ OUTBUILDING USE, AND/OR MAY BE USED FOR FIELDHOUSE FACILITIES OR FOR OTHER USES PERMITTED UNDER THE UE DISTRICT.



REZONING
PETITION NO.
RZP-2024-031

KEY MAP

SCALE

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PRACTICE &
FIELDHOUSE
FACILITIES
REZONING

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SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3.0

F- MINIMUM GROUND FLOOR HEIGHT - THE SITE WILL BE ALLOWED A MINIMUM GROUND FLOOR HEIGHT OF 10 FEET RATHER THAN 16 FEET FOR VARIOUS BUILDING TYPES SUCH AS KIOSK, STORAGE AND SIMILAR ACCESSORY BUILDINGS, ETC.
G- MAXIMUM PROMINENT ENTRY SPACING - IT IS INTENDED THAT THIS PROVISION WILL BE MET FOR ALL NEW CONSTRUCTION, HOWEVER, FLEXIBILITY IS ALLOWED TO MODIFY THIS PROVISION BASED UPON THE SECURITY NEEDS OF THE PROPOSED FACILITIES.

ARTICLE 12.3.D - TABLE 12-4 - TRANSPARENCY STANDARDS
B - GROUND FLOOR TRANSPARENCY - NEW CONSTRUCTION ON THE SITE SHALL PROVIDE A MINIMUM 5% RATHER THAN 50% GROUND FLOOR TRANSPARENCY.
C - UPPER FLOOR TRANSPARENCY - NEW CONSTRUCTION ON THE SITE SHALL PROVIDE A MINIMUM 5% RATHER THAN 15% UPPER FLOOR TRANSPARENCY.

ARTICLE 12.3.E - TABLE 12-6 - BUILDING DESIGN STANDARDS
THE BASE OF BUILDING DESIGN STANDARDS WILL NOT APPLY TO THE SITE.
THE SITE WILL BE ALLOWED TO REDUCE THE NUMBER OF REQUIRED ONLY ONE PROMINENT ENTRANCE ENTRANCES FROM TWO TO ONE AND CAN BE LOCATED ON EITHER FOURTH STREET OR CEDAR STREET.

ARTICLE 12.3.G - BUILDING MATERIALS
THE SITE WILL HAVE NO LIMITATIONS ON THE BUILDING MATERIALS FOR EACH FAGADE ALONG A FRONTAGE.

ARTICLE 12.4 - OPEN SPACE - UE ZONING DISTRICT
THE PUBLIC OPEN SPACE REQUIREMENT SHALL BE PROVIDED AT 5% OF THE TOTAL ON-SITE OPEN SPACE REQUIRED FOR THE SITE. FLEXIBILITY SHALL ALSO BE PROVIDED FROM CERTAIN OPEN SPACE DESIGN STANDARDS FOUND IN ARTICLE 16.5 OF THE ORDINANCE - THE REQUIRED OPEN SPACE MAY BE LOCATED ON THE ABUTTING STADIUM SITE. THE SITE IS PART OF AN OVERALL COMPLEX UNIFIED DEVELOPMENT WITH THE STADIUM ON WHICH LARGE AREAS OF OPEN SPACE ARE PROVIDED. THE STADIUM PORTION OF THE PROPERTY IS NOT INCLUDED WITH THIS REZONING PLAN AND IS NOT ALLOWED TO BE UTILIZED TO COUNT AS THE REQUIRED 10% OPEN SPACE FOR THE SITE. THE OPEN SPACE REQUIREMENT MAY BE REDUCED TO 2% DUE TO EXISTING OPEN SPACE AREAS LOCATED ON THE STADIUM PORTION OF THE PROPERTY.

ARTICLE 16.2 - EXTERIOR LIGHTING
IF THE OUTDOOR PRACTICE FIELDS ARE TO BE ILLUMINATED IN DEVELOPMENT AREA B, SUCH LIGHTING WILL COMPLY WITH THE EXTERIOR LIGHTING PROVISIONS OF THE ORDINANCE.

ARTICLE 19.2 - VEHICLE PARKING SPACE REQUIREMENTS
THE SITE SHALL HAVE NO PARKING MINIMUM OR MAXIMUMS.

ARTICLE 19.3 - REQUIRED BICYCLE PARKING
THE SITE SHALL PROVIDE UP TO A MAXIMUM TOTAL OF 30 SHORT-TERM BICYCLE PARKING SPACES BASED ON A RATIO OF 1/5,000SF OF NEW GROSS FLOOR AREA. THERE ARE NO LONG-TERM BICYCLE PARKING SPACE REQUIREMENTS. ADDITIONAL FLEXIBILITY SHALL BE PROVIDED ON THE LOCATION OF SUCH SHORT-TERM BICYCLE PARKING PER ARTICLE 19.9.B AND MAY EXCEED 120 FEET FROM AN ENTRANCE TO THE BUILDING. THE REQUIRED BICYCLE PARKING MAY BE LOCATED ON THE ABUTTING STADIUM SITE.

ARTICLE 19.6 - DESIGN OF SURFACE PARKING AND PARKING LOTS
TABLE 19-4 - SURFACE PARKING AREA LOCATION AND ACCESS
SURFACE PARKING AND MANEUVERING MAY BE LOCATED ON THE ESTABLISHED SETBACKS ALONG A FRONTAGE BETWEEN THE PRINCIPAL BUILDING AND THE FOURTH STREET FRONTAGE AS GENERALLY DEPICTED ON SHEET RZ-2.0. SUCH PARKING SHALL BE LOCATED A MINIMUM OF 20' FROM THE BACK OF SIDEWALK ALONG FOURTH STREET. PUBLIC OPEN SPACE SHALL BE PROVIDED WITHIN THE 20' DIMENSION AND BE DESIGNED PER THE DESIGN REQUIREMENTS WITHIN TABLE 16-2 OF THE ORDINANCE AND INCORPORATE THE CONSTRUCTION OF A PERGOLA OR SIMILAR BUILDING STRUCTURE.

ARTICLE 19.7 - DESIGN OF PARKING STRUCTURES
TABLE 19-5 PARKING STRUCTURE DESIGN OPTIONS
THE SITE SHALL BE ALLOWED PARKING STRUCTURE DESIGN OPTIONS A, B, C, AND D WITH A 5-FOOT LANDSCAPE AREA AS FOUND IN ARTICLE 19.7.C.2.

ARTICLE 19.16 - VALET PARKING REQUIREMENTS
VALET PARKING SHALL BE ALLOWED TO BE LOCATED WITHIN THE ESTABLISHED SETBACK ALONG A FRONTAGE.

ARTICLE 20.15 & 17 - GREEN AREA, TREE PLANTING REQUIREMENTS
GAPS IN THE PLACEMENT OF PERIMETER PLANTINGS IS ALLOWED FOR SECURITY, ENTRY-GATE LOCATIONS, AND OTHER EVENT-RELATED PROGRAMMING - INTERNAL PLANTINGS SHALL BE PROVIDED FOR NEW CONSTRUCTION WITHIN DEVELOPMENT AREA B - DEVELOPMENT AREA A IS EXEMPT FROM INTERNAL PLANTING REQUIREMENTS DUE TO THE NATURE OF PRACTICE FIELDS - HOWEVER, SURFACE PARKING WITHIN DEVELOPMENT AREA A SHALL COMPLY WITH THE INTERNAL PLANTING LOCATION REQUIREMENTS. THE GREEN AREA REQUIREMENT MAY BE REDUCED FROM 15% TO 10% OF THE SITE. INTERNAL PLANTINGS SHALL BE PROVIDED BASED UPON THE BUILT UPON AREA ON THE SITE. THE OUTDOOR PRACTICE FIELDS WITHIN DEVELOPMENT AREA A SHALL NOT BE CONSIDERED BUILT UPON AREA WHEN CALCULATING THIS QUANTITATIVE MEASURE.

ARTICLE 22 - SIGNS
DUE TO THE NATURE OF THE PRACTICE FIELDS, FIELD HOUSE, AND ASSOCIATED FACILITIES, THE SITE IS GRANTED THE BELOW EXCEPTIONS FROM THE SIGN REGULATIONS. SIGNAGE OF ALL TYPES ALLOWED UNDER THE ORDINANCE FOR THE UE DISTRICT SHALL ALSO BE PERMITTED ON THE SITE.

- SIGNS MAY DISPLAY ON-PREMISES ADVERTISING AND/OR ADVERTISING ASSOCIATED WITH SPORTS OPERATIONS, ACTIVITIES AND EVENTS WHETHER ON-PREMISES OR OFF INCLUDING ASSOCIATED SPONSORSHIP PARTNERS.
- MORE THAN ONE ELECTRONIC SIGN PER LOT IS PERMITTED.
- ELECTRONIC SIGNAGE SHALL BE ALLOWED THE SAME GENERAL SIGN REGULATIONS AS ALLOWED WITHIN THE UC ZONING DISTRICT.
- UP TO TWO (2) GROUND SIGNS ARE PERMITTED WITHIN THE DEVELOPMENT AREA. ONE WITH A MAXIMUM SIGN AREA OF 50SF AND 11 FEET IN HEIGHT. THE SECOND GROUND SIGN IS PERMITTED WITH A MAXIMUM SIGN AREA OF 1,250 SQUARE FEET AND MAXIMUM SIGN HEIGHT OF 40 FEET. THE SECOND GROUND SIGN MUST BE LOCATED A MINIMUM OF 220 FEET FROM SOUTH CEDAR STREET, SHALL FACE IN A WEST/SOUTHWEST OR SOUTH/SOUTHEAST DIRECTION, AND IN NO EVENT FACE TOWARDS THE RESIDENTIAL USES LOCATED ACROSS SOUTH CEDAR STREET.
- WALL-MOUNTED SIGNAGE SHALL BE ALLOWED WITH A MAXIMUM SQUARE FOOTAGE EQUAL TO 40% OF THE BUILDING WALL SQUARE FOOTAGE ON WHICH THEY ARE LOCATED.
- THESE SIGNS SHALL HAVE FLEXIBILITY TO VARY FROM THE LOCATIONAL AND DESIGN STANDARDS BASED ON THE STRUCTURAL REQUIREMENTS OF THE WALL-MOUNTED SIGNAGE.
- THE TOTAL AREA OF ALL BANNERS COMBINED ALONG A WALL SHALL NOT EXCEED 1,000 SQUARE FEET OR 10% OF THE WALL AREA, WHICHEVER IS GREATER AND THERE ARE NO MAXIMUM DISPLAY TIME PERIODS.
- COMMERCIAL AND NONCOMMERCIAL FLAGS ARE NOT SUBJECT TO THE REGULATIONS IN ARTICLE 22.6.E.

ARTICLE 32.1 - COMPREHENSIVE TRANSPORTATION REVIEW (CTR)
A CTR SHALL NOT BE REQUIRED FOR THIS REZONING PETITION. A CTR WILL OCCUR AS PART OF A LARGER TRANSPORTATION STUDY OF THE DISTRICT AREA.

ARTICLE 33.4 - UPTOWN STREETScape DESIGN
TABLE 33-6 UPTOWN STREETScape DESIGN ELEMENTS
CEDAR STREET (UPTOWN PRIMARY) - MODIFY THE STREETScape ELEMENTS TO ALLOW FOR THE ESTABLISHED STREETScape TO REMAIN WITH AN APPROXIMATE 7' PLANTING STRIP WHICH CONTAINS EXISTING MATURE TREES AND AN APPROXIMATE 7' SIDEWALK.
WEST 4TH STREET (UPTOWN PRIMARY) - MODIFY THE STREETScape ELEMENTS TO ALLOW FOR AN 8' PLANTING STRIP AND 8' SIDEWALK TO MATCH THE EXISTING STREETScape ON THE ABUTTING PROPERTY AND EXTENDING TO THE RAILROAD BRIDGE.

4. SIGNAGE
a. IN ADDITION TO THE SIGNAGE PERMITTED AS SET FORTH IN THE EXCEPTION DISTRICT PROVISIONS ABOVE, SIGNAGE OF ALL TYPES ALLOWED UNDER THE ORDINANCE FOR THE UE DISTRICT SHALL BE PERMITTED ON THE SITE.

b. IN ADDITION, THOSE EXCEPTION PROVISIONS ASSOCIATED WITH SIGNAGE AS DESCRIBED IN SECTION 3 ABOVE SHALL GOVERN THE SIZE, LOCATION, HEIGHT, AND OTHER ASPECTS ASSOCIATED WITH SUCH PERMITTED SIGNAGE.
c. AS AN ALTERNATIVE OR SUPPLEMENT TO THE SIGNAGE RELATED TO EXCEPTION PROVISIONS SET FORTH IN SECTION 3 ABOVE, PETITIONER MAY SEEK ADMINISTRATIVE APPROVAL OF A MASTER SIGNAGE PACKAGE FOR THE REZONING SITE OR MATERIAL PORTIONS THEREOF AND SUCH MASTER SIGNAGE PACKAGE MAY PROVIDE ADDITIONAL FLEXIBILITY DEEMED APPROPRIATE AND IN KEEPING WITH THE OVERALL INTENDED USE AND DESIGN INTENT OF THE DEVELOPMENT.

5. AMENDMENTS TO THE REZONING PLAN

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OR AREA OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND ARTICLE 37.3 OF THE ORDINANCE.
b. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37.3 OF THE ORDINANCE.

6. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, IT WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

PANTHERS STADIUM, LLC
PRACTICE & FIELDHOUSE FACILITIES REZONING
DEVELOPMENT STANDARDS
APRIL 15, 2024
REZONING PETITION NO. 2024-031

SITE DEVELOPMENT DATA:
-ACREAGE: 114.9 12.04 ACRES
-TAX PARCELS: 073-281-01 (PORTION OF MUD-D) AND 073-281-06 (PORTION OF MUD-D)
-EXISTING ZONING: MUD-D, CAC-2, AND N2-C
-PROPOSED ZONING: UE(EX) (UPTOWN EDGE, EXCEPTION)
-EXISTING USES: PRACTICE FIELDS AND ASSOCIATED FACILITIES, SURFACE PARKING
-PROPOSED USES: ALL DEVELOPMENT AREA A MAY BE DEVELOPED FOR THE FOLLOWING USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND ACCESSORY USES UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING PRACTICE FACILITIES AND FIELDHOUSE FACILITIES, INDOOR SEATING FOR SPORTS AND EVENTS (PERFORMANCE SPONSORS); RESTAURANT/BAR AND CATERING USES IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); RETAIL AND PERSONAL SERVICES USES IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); OFFICE USES; RECEPTION FACILITY USES; PERIODIC OUTDOOR MARKETS USES; MOBILE FOOD AND RETAIL VENDOR USES; LODGING AND OVERNIGHT STAYS FOR PLAYERS, PERSONNEL VENDORS, VISITORS AND OTHERS ASSOCIATED WITH USERS OF THE ALLOWED PRINCIPAL USES AND PUBLIC TRANSIT FACILITY USES TO ACCOMMODATE ANY PORTIONS OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY ASSOCIATED USES AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT AS MORE PARTICULARLY DESCRIBED IN SECTION 2 BELOW, WHICH SHALL CONTROL AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW.
-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: MAXIMUM GROSS FLOOR AREA OF DEVELOPMENT SHALL BE AS ALLOWED IN THE APPLICABLE DISTRICT FOR THE DEVELOPMENT AREA A.
-BUILDING HEIGHT: AS ALLOWED UNDER THE UE (UPTOWN EDGE) DISTRICT; PROVIDED, HOWEVER, THE HEIGHT OF ANY PORTIONS OF BUILDINGS LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED 95.80 FEET.

CONTEXT/PURPOSE OF REZONING:
THIS REZONING RELATES PRIMARILY TO TECHNICAL ZONING ASPECTS IN CONNECTION WITH CONTEMPLATED IMPROVEMENTS/UPGRADES TO THE EXISTING PRACTICE FIELDS/FACILITIES LOCATED ALONG CEDAR STREET AS WELL AS OTHER IMPROVEMENTS AS DESCRIBED IN THIS REZONING PLAN.
THE EXISTING PRACTICE FIELDS AND FACILITIES ALONG CEDAR STREET AND ACCOMPANYING ADJACENT PARCELS ARE IN PART ZONED MUD-D (CONDITIONAL) UNDER A PREDECESSOR ZONING ORDINANCE FOR THE CITY OF CHARLOTTE (THE "CITY") WITH THE REMAINING BALANCE ZONED CAC-2 AND N2-C, AS SUCH REZONING IS SOUGHT TO A DISTRICT SUCH AS UE UNDER THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) TO ALLOW THE IMPROVEMENTS/UPGRADES. THE CITY'S 2040 COMPREHENSIVE PLAN REFERENCES REGIONAL ACTIVITY CENTER (RAC) FOR THE SITE; THE UE DISTRICT IS WITHIN THE RAC DESIGNATION.
FURTHERMORE, THE NEW PRACTICE FIELDS/FIELDHOUSE AND ASSOCIATED USES CONTEMPLATED BY THE IMPROVEMENTS/UPGRADES ARE UNIQUE IN NATURE WITH DESIGN AND OTHER DEVELOPMENT STANDARDS THAT REQUIRE VARIATIONS AND EXEMPTIONS FROM THE BASE STANDARDS OF THE APPLICABLE ZONING DISTRICTS IN THE MANNER CONTEMPLATED BY THE EXCEPTION (EX) PROVISIONS OF THE NEW ORDINANCE (I.E. UDO AS DEFINED BELOW) AND AS DESCRIBED IN THIS REZONING PLAN.

1. GENERAL PROVISIONS:
a. SITE LOCATION: THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS, IF ANY, SET FORTH ON THE ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY PANTHERS STADIUM, LLC ("PETITIONER") FOR THE APPROXIMATE 115.00 ACRE PROPERTY CURRENTLY OCCUPIED BY PRACTICE FIELDS, PARKING AND OTHER FACILITIES AS GENERALLY DEPICTED ON RZ-1.0 (THE "SITE") UPON APPROVED CITY COUNCIL. THIS REZONING PLAN AND REZONING SHALL SUPER-CEDE THE MUD-D ZONING FOR A PORTION OF SITE AND EXISTING ZONING DISTRICTS FOR OTHER PORTIONS OF THE SITE.
b. DEVELOPMENT AREAS: FOR EASE OF REFERENCE AND AS AN ON-GOING PRINCIPAL ASSOCIATED WITH THE UNIFIED DEVELOPMENT PLAN (NATURE OF THE DEVELOPMENT TAKING PLACE IN CONNECTION WITH THE REZONING PLAN, TWO (2) PRIMARY DEVELOPMENT AREAS A AND B ARE GENERALLY DEPICTED ON THE SHEETS RZ-1.0 AND RZ-2.0. THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCOUNT FOR THE DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE REZONING PLAN.
c. ZONING DISTRICT/UNIFIED DEVELOPMENT ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE EFFECTIVE AS OF JUNE 1, 2023 (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS OR MODIFIES STANDARDS PER THE EXCEPTION PROVISIONS BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UE (UPTOWN EDGE) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE DEVELOPMENT AREAS, WITH THE BENEFIT OF THE EXCEPTIONS (EX) PROVISIONS.
d. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS, IF ANY, OF THE USES, PARKING AREAS, SIDEWALKS, BUILDING ENVELOPES, STRUCTURES, LANDSCAPING, DRIVEWAYS, STREETS AND/OR OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") IF SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY THE ORDINANCE.
e. PLANNED/UNIFIED DEVELOPMENT: THE DEVELOPMENT EXISTING AND TAKING PLACE WITHIN THE DEVELOPMENT AREAS MAY BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE OVERALL SITE. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE AT ALL, WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE RESPECTIVE DEVELOPMENT AREAS.
f. ENVIRONMENT: THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE POST CONSTRUCTION STORMWATER REGULATIONS (UDO ARTICLE 25). IT IS UNDERSTOOD A TREE SURVEY IS REQUIRED FOR ALL CITY TREES EIGHT INCHES DBH OR GREATER.
g. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: NOTWITHSTANDING THE NUMBER OF BUILDINGS THAT MAY BE GENERALLY DEPICTED ON THE REZONING PLAN, THE NUMBER OF PRINCIPAL USE BUILDINGS CONSTRUCTED ON THE SITE SHALL NOT EXCEED FOUR (4) (EXCLUDING ACCESSORY USE BUILDINGS AND STRUCTURES).
h. CATS RAIL RIGHT OF WAY: THE SPECIFIC LOCATION OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY AND ASSOCIATED RESERVATIONS ARE SUBJECT TO FURTHER DILIGENCE DETERMINATIONS AND DISCUSSIONS WITH PETITIONER AND CATS INCLUDING ANY PERMITTED ENCROACHMENTS FOR POSSIBLE UTILITIES, STRUCTURES, DRAINAGE FACILITIES, ACCESS ROADS, AND SIMILAR FEATURES.

2. PERMITTED USES:
a. THE SITE DEVELOPMENT AREA A - DEVELOPMENT AREA A MAY BE DEVELOPED FOR ALL THE FOLLOWING USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND ACCESSORY USES UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING PRACTICE TRAINING FACILITIES AND FIELDHOUSE FACILITIES, INDOOR SEATING FOR SPORTS AND EVENTS (PERFORMANCE SPONSORS); RESTAURANT/BAR AND CATERING USES IN CONNECTION WITH PRACTICE FACILITIES/FIELDHOUSE USES AND SPORTS OPERATIONS, ACTIVITIES AND EVENTS (INCLUDING ASSOCIATED SPONSORS); OFFICE USES; RECEPTION FACILITY USES; PERIODIC OUTDOOR MARKETS USES; MOBILE FOOD AND RETAIL VENDOR USES; LODGING AND OVERNIGHT STAYS FOR PLAYERS, PERSONNEL VENDORS, VISITORS AND OTHERS ASSOCIATED WITH USERS OF THE ALLOWED PRINCIPAL USES AND PUBLIC TRANSIT FACILITY USES TO ACCOMMODATE ANY PORTIONS OF THE CATS 70' CORRIDOR RAIL RIGHT OF WAY ASSOCIATED USES AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW.
b. DEVELOPMENT AREA B - DEVELOPMENT AREA B MAY BE DEVELOPED FOR ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND ALL ACCESSORY USES PERMITTED UNDER THE UE (UPTOWN EDGE) DISTRICT, INCLUDING WITHOUT LIMITATION THE USES DESCRIBED WITHIN DEVELOPMENT AREA A, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH BELOW.

3. EXCEPTION (EX) DISTRICT PROVISIONS

a. APPLICABILITY OF EXCEPTION (EX) DISTRICT PROVISIONS: THE SITE IS PART OF AN OVERALL COMPLEX/UNIFIED DEVELOPMENT WITH THE EXISTING BANK OF AMERICA STADIUM FRONTING MINT STREET (THE "STADIUM"), AND WHILE THE STADIUM IS NOT INCLUDED IN THIS REZONING PLAN, THE FACILITIES CONTEMPLATED TO BE DEVELOPED ON THE SITE ARE PART OF A MAJOR COMPLEX/UNIFIED DEVELOPMENT WITH REGULAR COMMUNITY AND PUBLIC INTERACTION AND INCLUDE AND MAY INCLUDE FEATURES THAT QUALIFY AS PUBLIC AMENITIES AND CITY IMPROVEMENTS, SUCH AS LARGE SCALE PUBLICLY ACCESSIBLE OPEN SPACE, PUBLIC PLAZAS AND FESTIVAL SPACES, AND SIMILAR OUTDOOR RECREATIONAL FEATURES AND OTHER SIMILAR PUBLIC IMPROVEMENTS, STREETS/STREETScape IMPROVEMENTS AND THE LIKE. ACCORDINGLY, APPLICATION OF EXCEPTION (EX) PROVISIONS ARE PERMITTED IN THIS REZONING PLAN UNDER ARTICLE 37.2.C OF THE ORDINANCE.
b. MODIFICATIONS/OEVIATIONS PERMITTED UNDER EXCEPTION PROVISIONS: THE PRACTICE FIELDS, FIELDHOUSE, AND ASSOCIATED USES CONTEMPLATED ON THE SITE ARE PART OF A MAJOR COMPLEX/UNIFIED DEVELOPMENT CHARACTERIZED BY REGULAR COMMUNITY AND PUBLIC INTERACTION WHOSE SCALE AND/OR PROJECT OPERATIONAL NEEDS RESULT OR MAY RESULT IN DESIGN DEVELOPMENT FEATURES THAT MAY NOT PRACTICALLY PERMIT PARTIAL OR FULL COMPLIANCE WITH A RANGE OF DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT. THESE INCLUDE, WITHOUT LIMITATION: BUILDING SITING STANDARDS, TRANSPARENCY STANDARDS, BUILDING BASE ARCHITECTURAL STANDARDS, BUILDING DESIGN STANDARDS/REQUIREMENTS, PUBLIC OPEN SPACE DESIGN STANDARDS, SIGNAGE STANDARDS, AMONG OTHERS.
c. EXTENT OF MODIFICATIONS/EXCEPTIONS: ACCORDINGLY, EXCEPTIONS FROM THE DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT ARE HEREBY ALLOWED IN CONNECTION WITH DEVELOPMENT OF THE SITE AS FOLLOWS IN SUBSECTION 3.D. BELOW, AND IT IS UNDERSTOOD THAT CONSIDERATIONS OF THE APPLICABILITY SUCH EXCEPTIONS TO DEVELOPMENT OF THE SITE SHALL BE GIVEN WIDE LATITUDE TO PERMIT VARIATIONS FROM ORDINANCE STANDARDS IN LIGHT OF THE NATURE OF THE OVERALL FACILITIES AND IMPROVEMENTS CONTEMPLATED. SUCH EXCEPTIONS SHALL INCLUDE PARTIAL OR FULL VARIATIONS FROM THE APPLICABLE STANDARDS AND VARIATIONS IN THE MANNER, SIZE, CONFIGURATION, LOCATION, HEIGHT, ILLUMINATION AND OTHER FEATURES SUBJECT TO ANY EXPRESS LIMITATIONS SET FORTH BELOW OR AS EXPRESSLY DESCRIBED ON THE REZONING PLAN. FURTHERMORE, OTHER EXCEPTIONS AS MAY BE DEEMED APPROPRIATE MAY BE APPROVED ADMINISTRATIVELY IN LIGHT OF THE CHARACTERISTICS AND FEATURES ASSOCIATED WITH THE USES AND STRUCTURES CONTEMPLATED BY THIS REZONING THAT DO NOT ALTER THE BASIC RELATIONSHIP OF THE PROPOSED DEVELOPMENT.
d. ENUMERATION OF MODIFICATIONS/EXCEPTIONS: WITHOUT LIMITING THE APPLICABILITY OF OTHER EXCEPTIONS AS DESCRIBED IN THIS SECTION 3, THE FOLLOWING EXCEPTIONS FROM THE DIMENSIONAL AND DESIGN STANDARDS AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE UE DISTRICT ARE HEREBY ALLOWED IN CONNECTION WITH DEVELOPMENT OF THE SITE:

CLARIFICATIONS:
• THE SHARED USE PEDESTRIAN PATH PROVIDED FROM GRAHAM STREET TO ALONG DEVELOPMENT AREA A AND EXTENDING TO THE FUTURE IRWIN CREEK GREENWAY IS NOT TO BE DEEMED A FRONTAGE FOR THE PURPOSES OF REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE TYPES AND MAY BE CLOSED DURING EVENTS.
• ANY BUILDING 100 FEET OR GREATER FROM A FRONTAGE IS NOT SUBJECT TO REGULATIONS WITHIN THE UDO WHICH ARE APPLICABLE TO FRONTAGE TYPES.

ARTICLE 12.3 (A THROUGH G) - DIMENSIONAL AND DESIGN STANDARDS OF THE UE ZONING DISTRICT

ARTICLE 12.3.A - TABLE 12-1 - BUILDING SITING STANDARDS
A - FRONTAGE SETBACK LINE - ALLOW THE SETBACK ALONG CEDAR STREET (UPTOWN PRIMARY) TO BE REDUCED FROM 20' TO 16' FROM THE BACK OF CURB.
B - FRONTAGE BUILD-TO-ZONE (BTZ) - ALLOW THE UE BTZ TO BE ELIMINATED INCREASED FROM 0'-20' TO 0'-200' ALONG THE FOURTH STREET.
C - MINIMUM BUILD-TO PERCENTAGE FOR STRUCTURES (%) - THE SITE SHALL HAVE A MINIMUM 20% BUILD-TO PERCENTAGE RATHER THAN 50% FOR NEW CONSTRUCTION ALONG CEDAR STREET AND IS NOT APPLICABLE ALONG FOURTH STREET.

ARTICLE 12.3.B - TABLE 12-2 - BUILDING HEIGHT STANDARDS
A - MINIMUM BUILDING HEIGHT - THE MINIMUM BUILDING HEIGHT SHALL BE REDUCED FROM 24 FEET TO 10 FEET TO ACCOMMODATE VARIOUS BUILDING TYPES SUCH AS KIOSK, STORAGE AND SIMILAR ACCESSORY BUILDINGS, ETC. (PRINCIPAL BUILDINGS WILL COMPLY WITH THE MINIMUM BUILDING HEIGHT PROVISION)

ARTICLE 12.3.C - TABLE 12-3 BUILDING ARTICULATION STANDARDS
A - MINIMUM BUILDING LENGTH AS A PERCENTAGE OF LOT WIDTH ALONG FRONTAGE - THE MINIMUM BUILDING LENGTH PERCENTAGE PROVISION (WILL NOT BE APPLICABLE SHALL BE REDUCED FROM 60% TO 25% DUE TO THE NATURE OF LOT WIDTHS ALONG FRONTAGE.
B - MAXIMUM BUILDING LENGTH ALONG FRONTAGE - THE SITE SHALL HAVE A MAXIMUM BUILDING LENGTH OF 80 FEET.
C - MAXIMUM BLANK WALL AREA - FLEXIBILITY IS ALLOWED TO MODIFY THE PROVISION BASED UPON THE NATURE OF THE PROPOSED FACILITIES AND THERE MAY BE PORTIONS OF THE NEW CONSTRUCTION WHERE THE BLANK WALL MAY EXCEED THE REQUIRED 20 FEET IN FOOT DIMENSION BUT MEET A 40-FOOT BLANK WALL AREA DIMENSION.

LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE/RIGHT-OF-WAY
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY

**REZONING
PETITION NO.
RZP-2024-031**

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

**PRACTICE &
FIELDHOUSE
FACILITIES
REZONING**

PANTHERS STADIUM, LLC.
800 SOUTH MINT STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ# 1023132

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING 1	02.26.2024
2	REZONING 2	04.15.2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE: NORTH
VERT: N/A
HORZ: 1"=150'
0 75 150 300

SHEET TITLE
**LOCATOR MAP AND PARCEL
OWNERSHIP**

SHEET NUMBER
RZ-4.0



LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	EX. ZONING
1	073-201-17	CLARKSON GREEN TOWNHOUSE ASSOC INC.		N2-B
2	073-202-27	GERALD	REESE	N2-B
3	073-202-02	CLARKSON GREEN TOWNHOUSE ASSOC INC.		N2-B
4	073-202-03	SIMON	WHITE	N2-B
5	073-20C-97	KOURTNEY	CONWAY	N2-B
6	073-20C-98	CARRIE	COOK	N2-B
7	073-19C-98	SCHUYLER	MCKAY	N2-B
8	073-197-38	LISA	SLOLEY	N2-B
9	073-151-01	BAPTIST CHURCH GREATER MOUNT MORIAM PRIMITIVE		UC
10	073-281-06	JOHNSON & WALES UNIVERSITY		CAC-2
12	073-281-01	PANTHERS STADIUM LLC.		MUDD-O, CAC-2+ UC
13	073-171-03	REALTY CO SOUTHERN REGION INDUSTRIAL		N2-C
14	073-161-11	CITY OF CHARLOTTE		N2-C
15	073-151-09	JOHNSON & WALES UNIVERSITY		UC
16	073-151-33	CITY OF CHARLOTTE		UC
17	073-151-32	DEPT OF TRANSPORTATION		UC
18	073-151-29	DEPT OF TRANSPORTATION		UC
19	073-161-07	DEPT OF TRANSPORTATION		UC
20	073-161-09	DEPT OF TRANSPORTATION		UC
21	073-172-11	DEPT OF TRANSPORTATION		UC
22	073-172-02	ATTN: TAX DEPT - PB058 DUKE POWER CO		UC
23	073-172-01	ATTN: TAX DEPT - PB058 DUKE POWER CO		UC
24	073-124-04	401 SOUTH GRAHAM OWNER LLC		UC
25	073-124-11	410 S MINT ST NC LLC		UC
26	073-041-02	526 S CHURCH PHASE I OWNER LLC		UC
27	073-042-07	GSLH CHARLOTTE REALTY HOLDINGS		UC
28	073-042-19	GSLH CHARLOTTE REALTY HOLDINGS		UC
29	073-042-22	720 SOUTH CHURCH DEVELOPMENT LLC		UMUD-O
30	073-061-03	PANTHERS STADIUM LLC		UC
31	073-143-01	SOUTH PROPERTIES LLC		UC
32	073-268-07	DICKERSON REALTY FLORIDA INC		TOD-UC
33	073-268-03	DEPT OF TRANSPORTATION		ML-2
34	073-268-01	CHARLOTTE PIPE & FOUNDRY CO		UMUD-O
35	073-142-03	MARGARET	SCHRUM	I2(CD)
36	073-142-01	CLARKSON STREET LLC		UMUD-O
37	073-141-05	CLARKSON STREET LLC		UMUD-O
38	073-141-04	DEPT OF TRANSPORTATION		CAC-2
39	073-134-01	JOHN	ADAMS	CAC-2
40	073-133-02	LIFE STORAGE LP		CAC-2
41	073-133-01	JOHN	ADAMS	CAC-2
42	073-131-06	JOHN	ADAMS	CAC-2
43	073-134-06	CITY OF CHARLOTTE		CAC-2
44	073-184-01	REALTY CO SOUTHERN REGION INDUSTRIAL		CAC-2
45	073-182-01	AP FOUNDRY LP		CAC-2
46	073-181-04	SUSAN	SHRIVER	CAC-2
47	073-181-09	CITY OF CHARLOTTE		CAC-2
48	073-181-07	AP FOUNDRY LP		CAC-2
49	073-181-06	KWW INVESTMENTS LLC		CAC-2
50	073-242-15	CHARLOTTE RESCUE MISSION		MUDD-O